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May 15, 2014

Mr. Patrick Sullivan, AICP, CED
Zoning Administrator
Town of Purcellville
221 South Nursery Avenue
Purcellville, VA 20132

Re: Vineyard Square

Dear Mr. Sullivan:

I am writing as a Member and Manager of Chapman Group, LC and Martinsburg Plaza LC to seek a zoning determination in accordance with Section 15.2- 2307 (vii) of the Code of Virginia.

Specifically I am requesting a determination from you as the Zoning Administrator regarding the following property described as MCPI # 488-37-7354, 488-37-5267 and 488-37-5457 (the "Property").

1. That the Zoning Map of the Town of Purcellville indicates that the Property is zoned C-4 as set forth in the district regulations of the Purcellville Zoning Ordinance ("Zoning Ordinance").
2. That the permitted land uses in the C-4 zoning district includes but is not limited to the following land uses: residential use (apartments), retail, restaurants, office, and parking, both above ground parking and structured parking.
3. That the Project Drawings, defined as the drawings prepared by O'Brien and Keane presented to the Purcellville Town Council at the January 14, 2014 Town Council meeting (copy attached) depict a development of the Property that is permitted by the applicable provisions of the Purcellville Zoning Ordinance. According to a take-off prepared by TMG Construction (attached), the Project Drawings depict 173,791 square feet of building space, terraces and structured parking area. The Project Drawings include 42 residential condominium units. Both the specific use and density of the proposed development of the Property is permitted by the Purcellville Zoning Ordinance.

4. That the proposed development of the Property as set forth above is permitted by the C-4 district regulations.
5. Except as noted in Section 9.2.3 of the C-4 district regulations, the C-4 district does not contain any Floor Area Ratio limitation or restriction on residential density.
6. That the proposed development of the Property as depicted on the Project Drawings meets the requirements of the Purcellville Zoning Ordinance include height, bulk and setback regulations.
7. That Section 9.8.3 and Section 9.8.4 of the C-4 district regulations establish the maximum height of any building constructed on the Property.
8. That the Massing Diagram presented as part of the record of the Town Council meeting on January 14, 2014 is in compliance with the Town Council resolution of the same date and complies with the height requirements of the C-4 district.
9. That Article 6, Section 4 of the Purcellville Zoning Ordinance imposes no additional requirements on the development of residential condominiums.

I am prepared to meet with you to discuss this matter. Your prompt attention to this determination is greatly appreciated.

Very truly yours,



Mark Nelis

cc: John Chapman

Attachments

Project Drawings

Gross Area Calculations

Vineyard Square
Gross Area Calculations

4/21/2014

Area Type	Parking Level	Retail Level	2nd	3rd	4th	5th	Grand Total
Parking & Circulation	27,308						
Retail / Restaurant	7,621						
Retail		19,019					
Office		3,314					
Condo Related Storage		3,761					
Social Gathering Space			2,005				
Support / MPE	3,195	367	337	337	337	337	
Condo 1			2,078	2,078	2,078	1,184	7,418
Condo 2			2,132	2,132	2,132	2,034	8,430
Condo 3			1,068	1,068	1,068	**	3,204
Condo 4			1,584	1,584	1,584	1,584	6,336
Condo 5			1,670	1,670	1,670	1,670	6,680
Condo 6			1,832	1,832	1,832	1,832	7,328
Condo 7			1,312	1,312	1,312	1,312	5,248
Condo 8			1,986	1,986	1,986	1,986	7,944
Condo 9			1,738	1,790	1,790	1,790	7,108
Condo 10			2,054	2,162	2,162	2,162	8,540
Condo 11			*	2,005	2,005	2,005	6,015
Subtotal	38,124	26,461	19,796	19,956	19,956	17,896	74,251
Core	1,282	2,882	2,507	2,347	2,347	2,347	13,712
Total	39,406	29,343	22,303	22,303	22,303	20,243	155,901
Plaza Walkway (21st and O Street)		7,904					7,904
Roof Top Garden			7,926				7,926
6th Floor Deck						2,060	2,060

173,791

Summary

Garage	27,308 sf
Retail / Office	29,954 sf
Public Terrace	7,904 sf
Social Gathering Space	2,005 sf
Tenant Terrace	9,986 sf
Condominium (including related Core)	87,963 sf - 42 units
Condominium Storage	3,761 sf
MPE / Support	4,910 sf
Total	173,791 sf

* 2nd level Condo 11 utilized as Social Gathering Space

** 5th level Condos 1, 2 and 3 modified to incorporate northwest roof deck. Unit 1 becomes a one-bedroom unit and Units 2 and 3 merge to become a single unit

2,094 average sf/ unit